

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the provisory sections of Final Development Plans for The Village, Section 6, Parcel C, Sections 7 and 8 and Parcel D, after sale of interest to authorize substitution of townhouse units in lieu of midrise units in Section 9 and 10 and to add the Courtyard Tract to said Final Development Plans in accordance with provisions of Section 1B01.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Jonas Brodie, Esquire
(Type or Print Name)
Signature
P.O. Box 827
Address
Brooklandville, MD 21022
City and State
Attorney's Telephone No. 825-6060
Address
Phone No.

Birch Limited Partnership
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
P.O. Box 827
Address
Brooklandville, MD 21022
City and State
Name
Address
Phone No.

MAF NW 9-F
2C
E.D. 3rd
DATE 12/15/87
200 BF
1000 BF
DP

ORDER RECEIVED FOR FILING
Date 12/15/87
By [Signature]

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1987, at 10:00 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County.

RECEIVED BY: [Signature] DATE 8-13-87

CERTIFICATE OF PUBLICATION

TOWSON, MD, Oct. 1, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 1, 1987.

THE JEFFERSONIAN,

Susan Lindus Obrecht

CERTIFICATE OF POSTING

District 3rd Date of Posting 7-22-87
Posted for: Special Hearing
Petitioner: Birch Limited Partnership
Location of property: SE side of Hooks Lane, approx. 1.26 P.E. of the S.R. of Reisterstown Road
Location of Signs: SE side of Hooks Lane, approx. 2200' East of the S.R. of Reisterstown Road
Remarks: [Signature]
Posted by: [Signature] Date of return: 10-2-87
Number of Signs: 1

IN RE: PETITION FOR SPECIAL HEARING
SE/S Hooks Lane, app. ex. 1908
E of the c/l Reisterstown Rd.
3rd Election District
2nd Councilmanic District
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-157-SPH
Birch Limited Partnership
Petitioner

The Petitioner herein requests a special hearing to approve amendments to the provisory sections of the Final Development Plans for The Village, Section 6, Parcel C, Sections 7 and 8, and Parcel D after sale of interest to authorize substitution of townhouse units in lieu of midrise units in Sections 9 and 10, and to add the Courtyard Tract to said Final Development Plans in accordance with the provisions of Section 1B01.3A.7.b of the Baltimore County Zoning Regulations (BCZR), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Jonas Brodie, General Partner, appeared and testified. George E. Gavrellis, Vice President, Daft-McCune-Walker, Inc. appeared on behalf of the Petitioner. Stanley Alpert, President of the Hooks Lane Improvement Association and President of Annen Woods Condominium #1, and Alvin D. Diamond, Board of Directors of Annen Woods Condominium #1, appeared as interested parties on behalf of their respective Associations.

Testimony indicated that the subject property is located off of Hooks Lane and is part of Annen Woods, a 50-acre development which originated in 1974. The Petitioner proposes amending the original development plans for Sections 9 and 10 by building 46 townhouses instead of the originally planned four, six-story midrise apartment buildings containing 144 apartment units. Pursuant to the testimony and documentation set forth in Petitioner's Exhibit 1, the amendments do not exceed the density permitted for Sections 9 and 10, and the parking provided is greater than that required under the BCZR. By letter dated September 23, 1987 marked Petitioner's Exhibit 3, The Council of Unit Owners Annen Woods Condominium No. 3 indicated their support of the amendments.

ORDER RECEIVED FOR FILING
Date 12/15/87
By [Signature]

Description
19.97 Acre Parcel, Part of "The Village"
Southeast Side of Hooks Lane, Northeast
of Reisterstown Road, Third Election District,
Baltimore County, Maryland

This description is to accompany a special hearing petition to amend final development plans.

Beginning for the same at a point on the southeast side of Hooks Lane, said beginning point being located South 34 degrees 33 minutes 37 seconds East 30.00 feet from a point on the center line of said Hooks Lane, said last mentioned point being distant 1908 feet, more or less, as measured northeasterly along said center line of Hooks Lane from its intersection with the center line of Reisterstown Road, running from said beginning point, binding on said southeast side of Hooks Lane, three courses: (1) North 55 degrees 26 minutes 23 seconds East 314.45 feet, (2) northeasterly, by a curve to the right with the radius of 1970.00 feet, the arc distance of 242.64 feet, and (3) North 62 degrees 29 minutes 48 seconds East 707.51 feet, thence eight courses: (4) South 34 degrees 38 minutes 50 seconds East 30.23 feet, (5) South 33 degrees 04 minutes 14 seconds East 24.12 feet, (6) South 27 degrees 30 minutes 12 seconds East 200.67 feet, (7) North 62 degrees 29 minutes 48 seconds East 25.82 feet, (8) South 34 degrees 38 minutes 50 seconds East 56.77 feet, (9) South 25 degrees 55 minutes

The Petitioner seeks relief from Section 1B01.3A.7b. After reviewing all the testimony and evidence presented and the requirements of Section 1B01.3A.7 and Section 502 of the BCZR, it appears the Petitioner's request should be granted. The Petitioner has shown that the requested amendments will not be detrimental to the health, safety or general welfare of the locality involved. The amendments will not create greater congestion in roads, streets, or alleys therein, and in fact, should result in a reduction. In addition, the use proposed does not appear to conflict with any of the criteria set forth in Section 1B01.3A.7 or Section 502.1. Further, such amendments would not be contrary to the spirit and intent of the original plan, or Article 1B of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing on this Petition held, and for the reasons given above, the requested amendments should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of October 1987 that amendments to the provisory sections of the Final Development Plans for The Village, Section 6, Parcel C, Sections 7 and 8, and Parcel D after sale of interest to authorize substitution of townhouse units in lieu of midrise units in Sections 9 and 10, and further, to add the Courtyard Tract to said Final Development Plans in accordance with the provisions of Section 1B01.3A.7.b of the Baltimore County Zoning Regulations (BCZR), in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 12/15/87
By [Signature]

- 2) Compliance with CRG and Development Plan Review, and the comments from the Office of Planning and Zoning.
- 3) Compliance with the comments of the Baltimore County Department of Environmental Protection and Resource Management.

Ann M. Nastarowicz
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 12/15/87
By [Signature]

PETITION FOR SPECIAL HEARING
3rd Election District - 2nd Councilmanic District
Case No. 88-157-SPH

LOCATION: Southeast Side of Hooks Lane, approximately 1908 feet East of the Centerline of Reisterstown Road
DATE AND TIME: Friday, October 16, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve amendments to the provisory sections of Final Development Plans for "The Village", Section 6, Parcel C, Sections 7 and 8 and Parcel D, after sale of interest to authorize substitution of townhouse units in lieu of midrise units in Section 9 and 10 and to add the Courtyard Tract to said Final Development Plans

Being the property of Birch Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Our Job Order No. 81057-B (38:L81057B)
July 27, 1987



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

October 15, 1987

Jonas Brodie, Esquire
P.O. Box 827
Brooklandville, Maryland 21022

RE: PETITION FOR SPECIAL HEARING
SE/S Hooks La., approx. 1908' E of c/l of Reisterstown Rd.
3rd Election District - 2nd Councilmanic District
Birch Limited Partnership - Petitioner
Case No. 88-157-SPH

Dear Mr. Brodie:

This is to advise you that \$78.14 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:md

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37951
DATE: 10/16/87 ACCOUNT: 8-13-87
SIGN & POST RETURNED 10/16/87
Mr. Jonas Brodie, P.O. Box 827,
Brooklandville, Md. 21022
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-157-SPH
FOR: BCC:*****4781418 0111
VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
3rd Election District - 2nd Councilmanic District
Case No. 88-157-SPH

LOCATION: Southeast side of Hooks Lane, approx. 1908' E of c/l of Reisterstown Rd.
DATE AND TIME: Friday, October 16, 1987 at 10:00 A.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County is hereby giving notice that he will hold a public hearing on the petition for special hearing submitted by the Birch Limited Partnership, et al., for the purpose of amending the Zoning Ordinance of Baltimore County, Maryland, to allow the construction of a four-story apartment building on the property located at the intersection of Hooks Lane and Reisterstown Road, approximately 1908' E of c/l of Reisterstown Rd., in the 3rd Election District, 2nd Councilmanic District, Case No. 88-157-SPH.

By the authority of the Zoning Commissioner, the following notice is hereby given: The Zoning Commissioner will hold a public hearing on the petition for special hearing submitted by the Birch Limited Partnership, et al., for the purpose of amending the Zoning Ordinance of Baltimore County, Maryland, to allow the construction of a four-story apartment building on the property located at the intersection of Hooks Lane and Reisterstown Road, approximately 1908' E of c/l of Reisterstown Rd., in the 3rd Election District, 2nd Councilmanic District, Case No. 88-157-SPH.

BY ORDER OF
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

91468

Pikesville, Md., Sept. 30, 1987

that the annexed advertisement in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 16th day of Oct. 1987 the first publication appearing on the 30th day of Sept. 1987 the second publication appearing on the day of Sept. 1987 the third publication appearing on the day of Sept. 1987

THE NORTHWEST STAR

Manager

Cost of Advertisement \$25.60

Jonas Brodie, Esquire
P.O. Box 827
Brooklandville, Maryland 21022

September 22, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/S Hooks La., approx. 1908' E of c/l of Reisterstown Rd.
3rd Election District - 2nd Councilmanic District
Birch Limited Partnership - Petitioner
Case No. 88-157-SPH

TIME: 10:00 a.m.

DATE: Friday, October 16, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41469
DATE: 8-13-87 ACCOUNT: 88-157-SPH
AMOUNT: \$100.00
RECEIVED FROM: Birch Limited Partnership
FOR: Special Hearing
B 8018 *****1060218 8134
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: September 30, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petitions No. 88-145-A
SUBJECT: 88-146-A, 88-157-SPH

There are no comprehensive planning factors requiring comment on the above numbered petitions.

Norman E. Gerber, AICP
Director

NEG:KAK:md

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 8 1987
ZONING OFFICE

CPS-008

ZONING OFFICE BACK SLIP

FROM: TO: DATE: 10-9-87
DYER, James E.
RICHARDS, W. Carl, Jr.
THOMPSON, James H.

TO BE FILED
DISCUSS WITH ME
TO BE FOLLOWED UP
ARRANGE CONFERENCE
PREPARE DRAFT DEPLY
FOR YOUR INFORMATION
INITIAL AND RETURN
OTHER

To: ROBERT HAINES
ZONING LMR.

Date: 10-6-87
Job no.: 8105TB
Attention:
Reference: VILLAGE 9/12

Gentlemen:
We are enclosing you ☒ attached ☐ under separate cover: ☒ via DURY

Date	Number	Description
9/23	-	LETTER IN SUPPORT of FDP Amendment

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks: HEARING 10-16-87 10am #88-157-SPH

Signed: Jonas Brodie

Council of Unit Owners
Annen Woods Condominium No. 3
2360 W. Joppa Road, Suite 200
P.O. Box 827
Brooklandville, Maryland 21022

September 23, 1987

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County, Maryland
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: The Village (Annen Woods)
Sections 9 and 10

Dear Mr. Haines:

This letter is written at the request of Mr. Jonas Brodie, General Partner of Birch Limited Partnership. On September 2, 1987 our Board of Directors considered his proposal to amend the existing Development Plan for the above referenced area.

According to Mr. Brodie, Birch Limited Partnership intends to construct 46 townhouses instead of the four six-story elevator apartment buildings containing a total of 144 condominium apartment units, which are permitted under the existing Development Plan.

At the meeting, the Board voted in favor of Mr. Brodie's proposed amendment to the Development Plan, a copy of which is attached to this letter. It was the opinion of those present that the new plan is a significant improvement over the present one since it will reduce the number of condominium units from 144 to 46.

We hope that approval of the proposed amendment to the Development Plan can be processed as quickly as possible since we are anxious to have the development of Annen Woods, of which this is the last phase, completed.

Sincerely,

Council of Unit Owners
Annen Woods Condominium No. 3

Carl H. Jacobs, President

CPJ/jw
cc: Jonas Brodie
Enclosure

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinke
Chief

August 27, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Birch Ltd. Partnership

Location: S/S Hooks Lane, 1908' +/- c/l E. Reisterstown Road

Item No.: 67

Zoning Agenda: Meeting of 8/25/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Jonas Brodie, Esquire
P.O. Box 827
Brooklandville, Maryland 21022

RE: Item No. 67 - Case No. 88-157-SPH
Petitioner: Birch Limited Partnership
Petition for Special Hearing

Dear Mr. Brodie:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kk

Enclosures

cc: George Cavrellis, Vice President
Dart-McCane-Walker, Inc.
233 E. Pennsylvania Avenue
Towson, Maryland 21204

AUG 1 1988

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

9/15/87
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 67, Zoning Advisory Committee Meeting of August 25, 1987

Property Owner: Birch Limited Partnership

Location: 55 Hooks Lane, 1908 E. Reisterstown Rd. District 2

Water Supply meteo Sewage Disposal meteo

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () Permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a new school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3765, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3765.
- () Soil percolation tests, have been _____, must be _____ conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () It is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the availability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others Existing private water wells and sewage disposal systems must be properly abandoned and/or backfilled

Karen M. Merrey

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

October 26, 1987

Jonas Brodie, Esquire
P.O. Box 627
Brooklandville, Maryland 21022

RE: Petition for Special Hearing
SE/S Hooks Lane, approx. 1908' E of the c/l of Reisterstown Road
3rd Election District; 2nd Councilmanic District
Birch Limited Partnership - Petitioner
Case No. 88-157-SPH

Dear Mr. Brodie:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Special Hearing has been Granted subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to anyone, please be advised that you may file an appeal to the County Board of Appeals. For further information regarding filing an appeal, please contact this office.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs
Enclosures

cc: Mr. Stanley Alpert, President
Hooks Lane & Annen Woods Condo #1 Improvement Assns.
43 Farmhouse Court, Baltimore, Md. 21208

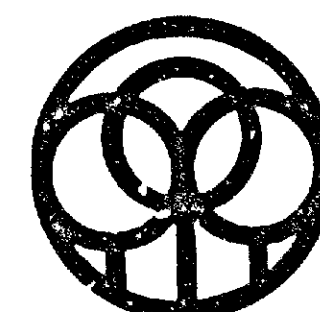
Mr. Alvin D. Diamond
Board of Directors, Annen Woods Condo #1
18 Farmhouse Court, Baltimore, Md. 21208

Mr. Jon Widem
Community Times/Randallstown News
11502 Reisterstown Road, Owings Mills, Md. 21117

People's Counsel

File

TRANSMITTAL



DAFT-MCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

209 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 283-3333

To: Carl Richards
Zoning Coordinator

Date: 9/13/87

Job no.: 81057B

Attention:

Reference: The Village Sections
9/10
carry

Gentlemen:

We are sending you ☒ attached ☐ under separate cover:
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

Copies	Date	Number	Description
3	-		Special Hearing Petition forms
3	7/27/87		Sealed Descriptions
10	7/27/87		Sealed Plan & Plat to Accompany
1	5/4/88		Check, 100.00 Filing fee.

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Request for correction ☐ corrected prints
☐ For review and comment ☒ For special hearing

Remarks: Petition & Plans reviewed by Planning Board at 7/16/87 meeting; approved and forwarded to Zoning Commissioner. Early hearing requested. Thank you!

cc:

Signed George E. Gavrely

88-157-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

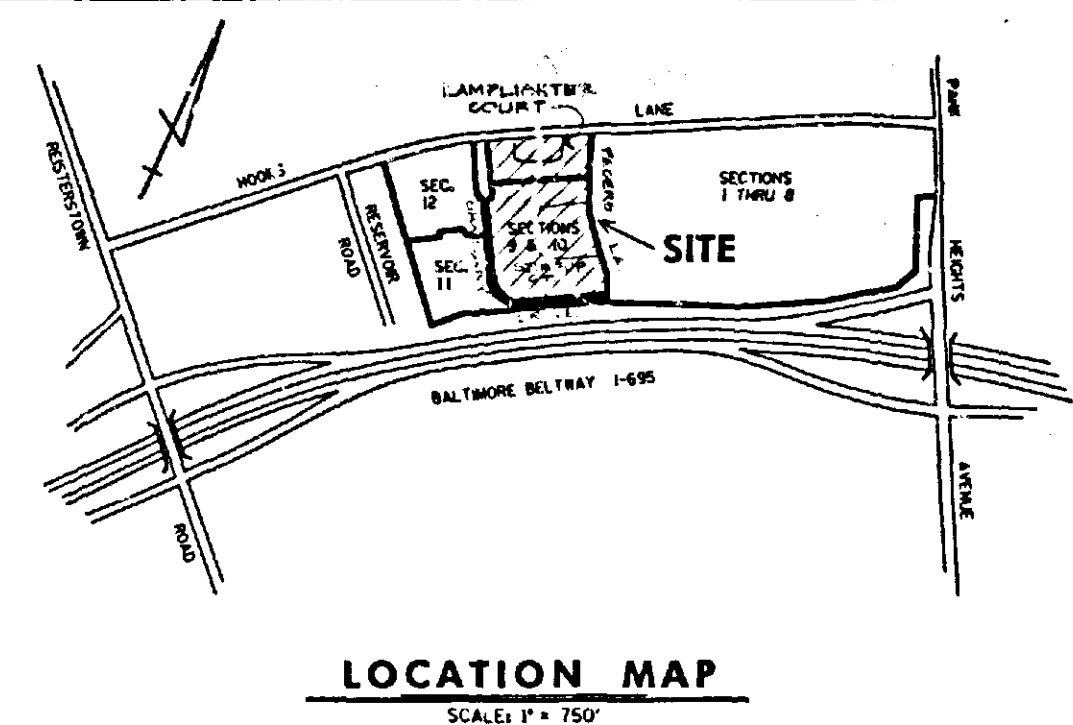
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
22nd day of September, 1987

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Petitioner Birch Limited Partnership
Petitioner's Attorney Jonas Brodie, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



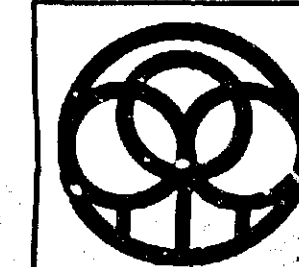
LOCATION MAP

SCALE: 1" = 750'

SITE DATA CHART

ITEM	SEC. 1-8 1112 A-P (BUILT)	SECTIONS 9-10 (PROPOSED)	TOTAL TRACT	COURTYARD TRACT
NET AREA/GROSS AREA (AC.)	40.02/45.64	6.15/6.15	46.17/51.79	2.89/2.57
OPEN SPACE REQUIRED (AC.)	6.84	0.69	7.53	0.24
OPEN SPACE PROVIDED (AC.)	8.14	1.15	9.29	0.47
DENSITY UNITS ALLOWED	730.2	98.4	828.6	41.1
DENSITY UNITS PROVIDED	611.0	99.0	710.0	24.0
TOWNHOUSE	2 BEDROOM (1.0 EA.)	16 (16)	16 (16)	N/A
	3 BEDROOM (1.5 EA.)	16 (24)	16 (24)	N/A
MIDRISE APARTMENT	2 BEDROOM (1.0 EA.)	52 (52)	52 (52)	N/A
	2 BR/DEN (1.5 EA.)	128 (192)	128 (192)	N/A
GARDEN APARTMENT	1 BR/DEN (1.0 EA.)	16 (16)	16 (16)	N/A
	2 BR/DEN (1.5 EA.)	72 (108)	72 (108)	N/A
PARKING REQUIRED	934.8	105.6	1040.4	56.7
PARKING PROVIDED	1065	116	1181	39

STREET LIGHT

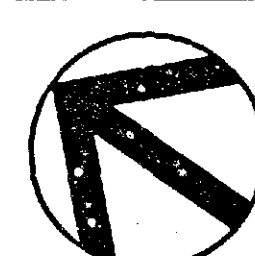


DAFT McCUNE WALKER INC.

LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
300 EAST PENNSYLVANIA AVENUE
BALTIMORE, MD 21202
TELEPHONE: 301-254-3333

PARTIAL DEVELOPMENT PLAN
THE VILLAGE
SECTIONS 9 AND 10
AND
THE COURTYARD TRACT

ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.

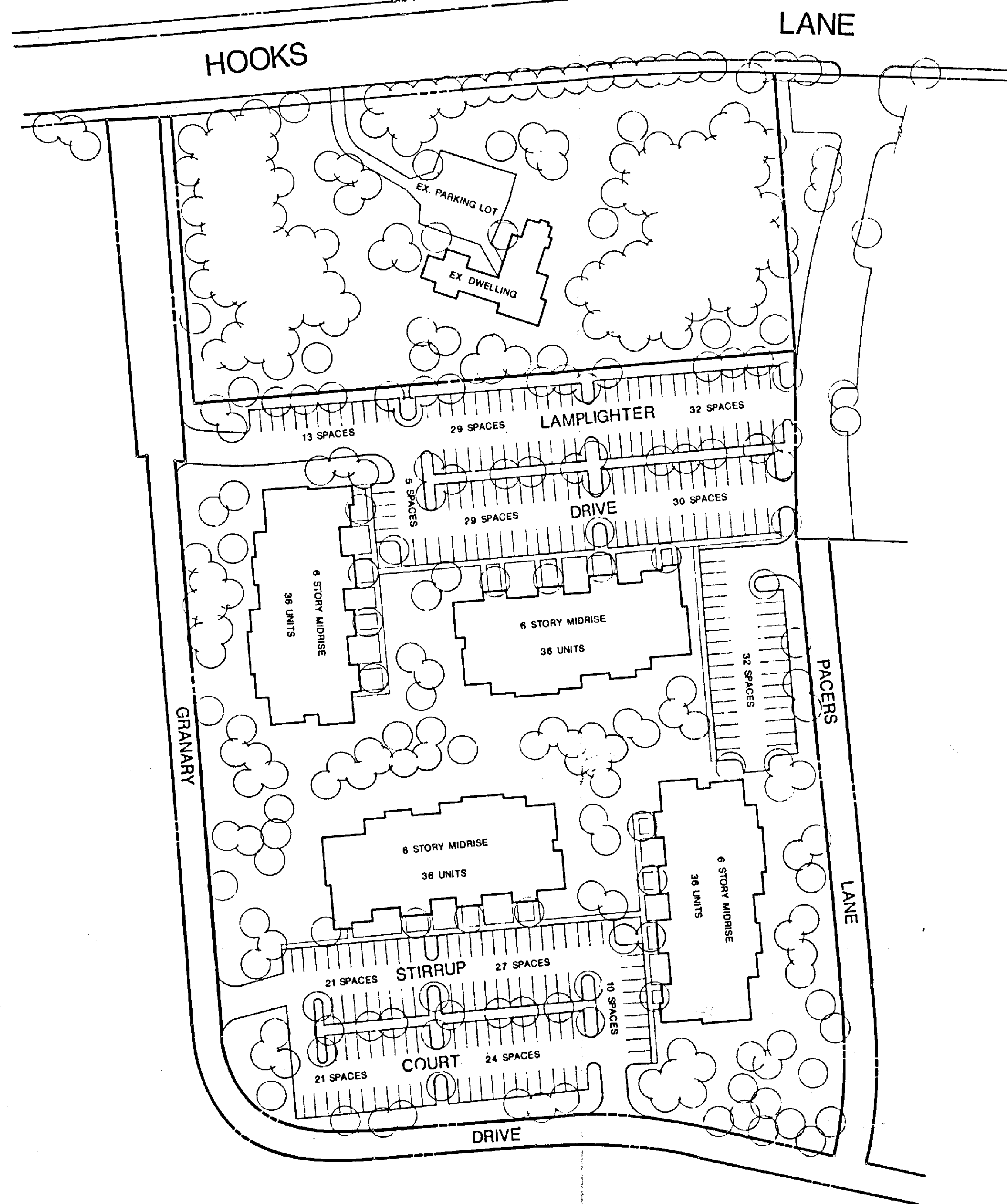


SCALE:
1" = 30'
JOB ORDER NO.
810578
ISSUE DATE
6-24-87

OFFICE OF PLANNING AND ZONING
Approved by:
Director of Planning Date
Zoning Commissioner Date

DATE	REVISIONS
7-14-87	READ NAME IN L.L. MAP
8-1-87	REPLACE WITH L.L. MAP
8-1-87	REPLACE WITH L.L. MAP

1/2




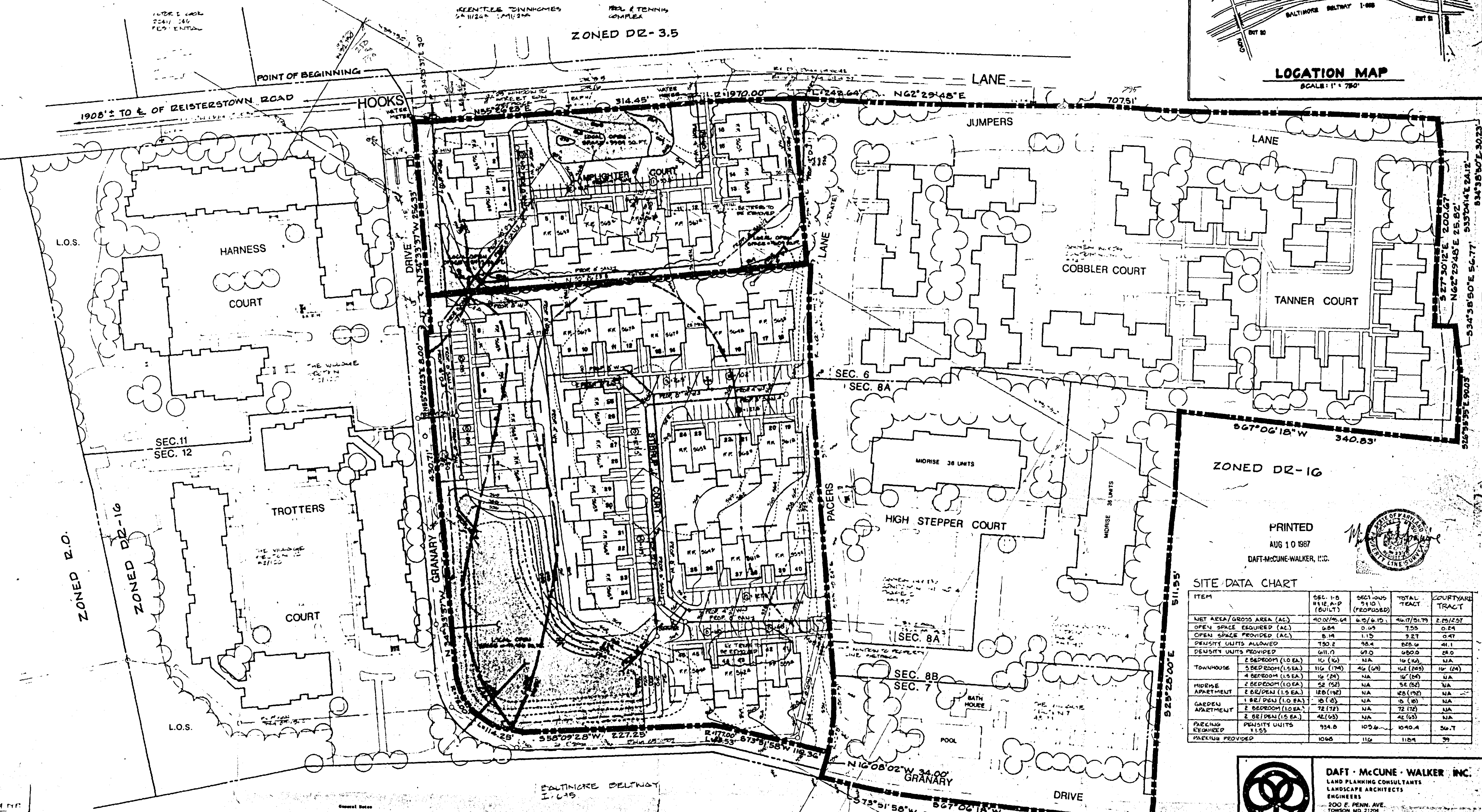
SITE DATA


PROPOSED UNITS
144 APARTMENTS

PROPOSED PARKING
258 PARKING SPACES

Petitioner's
Exhibit 2

 DAFT - McCune - Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 EAST JOPPA ROAD ST. WISDOM, MD 21154 TELEPHONE 301-296-3333		THE VILLAGE SECTIONS 9 & 10 APPROVED PLAN	
DATE		REVISIONS	
SCALE:		<div style="font-size: 2em; text-align: center;">1 / 1</div>	
1"=50			
JOB ORDER NO. 81057 B			
ISSUE DATE 2/16/87			



	DAFT • McCUNE • WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 200 E. PENN. AVE. TOWSON, MD 21204 TELEPHONE (301) 700-3333
<p>AMENDED CRG PLAN</p> <h1 style="margin: 0;">THE VILLAGE</h1> <p>SECTIONS 9 & 10 AND</p> <h1 style="margin: 0;">THE COURTYARD TRACT</h1>	
3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	2nd COUNCILMAN'S DISTRICT

334.27

12. Estimated Average Daily Trips:

Village Bus: 8 A.M. - 44 Thompson 0.8 A.M.T.'s = 391 A.M.T.'s
Contractor Truck: 14 Thompson 0.8 A.M.T.'s = 116 A.M.T.'s
Total = 507

13. Stormwater will be managed by dry ponds existing on-site and in Section 7. Construction of the on-site pond was approved on April 1, 1995

14. There are no known wetlands, critical area, archeological sites, endangered species habitat or hazardous materials on the site.

15. Estimated daily street flows is 9,300 gallons/day.

Village Bus: 9 A.M. - 73 Gallons x 2 People = 46 Units = 4,900 Gallons
Contractor Truck - 73 Gallons x 2 People = 16 Units = 2,400 Gallons

16. All roads are 16' wide. All 64 foot wide roads will be posted to prohibit parallel parking.

17. The CDD plan is a concept plan on which all changes may occur. Final development will be shown on the Final Development Plan.

18. The existing underground fire storage tank shall be pumped and removed prior to construction.

19. Helvex to plan M-87-106 approved June 18, 1987.

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PLAN AND PLAT TO ACCOMPANY
SPECIAL HEARING PETITION
TO AMEND FINAL DEVELOPMENT PLANS